

MAGIC January Meeting

MAGIC Municipal Affordable Housing Trust Convenings

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MAPC's Housing Team

January 13th 2026

Agenda

Introductions

MAGIC Municipal Affordable Housing Trust Project Update

Housing Team Overview

Housing Project Discussion

MAGIC MAHT Convening Updates

We have held 3 convenings so far out of 5:

- May 2025 in Concord
- July 2025 on Zoom
- September 2025 in Lexington

Convening 1: May 2025

Meeting Details:

- 27 attendees
- Representatives from:
 - Acton
 - Bedford
 - Carlisle
 - Concord
 - Lexington
 - Lincoln
 - Littleton
 - Maynard
 - Natick
 - Stow
 - Sudbury
 - Wayland

Discussion Topics

- AHT Introductions
- Current challenges
- AHT wins
- Goals for future convenings

Convening 2: July 2025

Meeting Details:

- 20 attendees
- Representatives from:
 - Acton
 - Bedford
 - Boxborough
 - Concord
 - Lexington
 - Lincoln
 - Littleton
 - Stow
 - Sudbury
 - Wayland

Discussion Topics

- Real Estate Transfer Fee Presentation
- Transfer Fee Discussion
- General Affordable Housing Trust Updates

Convening 3: September 2025

Meeting Details:

- 19 attendees
- Representatives from:
 - Bedford
 - Concord
 - Harvard
 - Lexington
 - Lincoln
 - Littleton
 - Natick
 - Sudbury

Discussion Topics

- Real Estate Transfer Fee legislation update
- AHT funds for infrastructure Improvements
- Aging in place
- Impact of SHI on affordable housing priorities
- Relationship between AHTs and Housing Production Plans

UPCOMING CONVENING: January 29th

You're Invited!

Meeting Details:

Date: Thursday January 29th

Time: 10am – 11:30am

Location: Reuben Hoar
Library in Littleton

Discussion Topic

- Presentation on One-Stop Grants as a tool for Affordable Housing Trusts

White Paper Updates

White paper is underway in research phase!

Up next:

- Interviews with select municipalities to develop understanding of case study projects
- Deepen research on CPA fund allocation

MAPC Housing Team Overview



Housing Team Members

Adam Ploetz – Manager of Housing and Neighborhood Development

Emma Battaglia – Senior Housing and Land Use Planner

John Cruz – Senior Housing and Land Use Planner

Casey Williams – Senior Housing and Land Use Planner

Gwendolyn Hellen-Sands – Regional Housing Planner II

Emma Yudelevitch – Regional Housing Planner II

Housing Team Priorities and Projects

Housing Production Plans...



Gloucester



Rockland



Essex

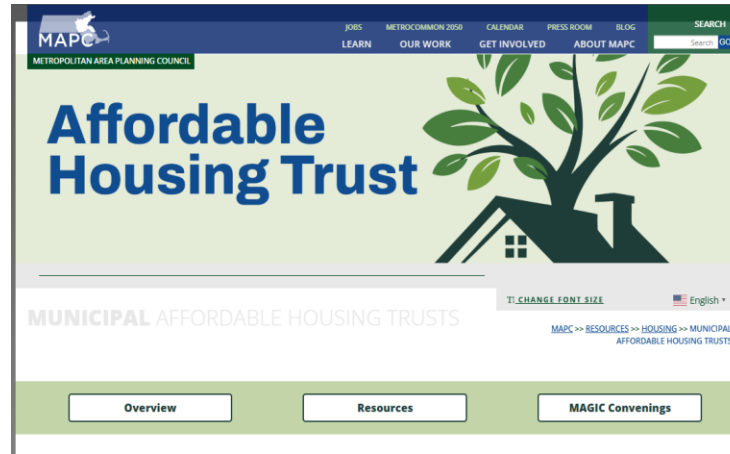
And Regional Housing Production Plans!

Housing Team Priorities and Projects

Policy Development and Education



ADU Zoning Creation and Education



Municipal Affordable Housing Trust Support



Inclusionary Zoning Policy Creation

Housing Team Priorities and Projects

HUD Pro Housing Grant



HUD PRO Housing Grant:
Greater Boston Regional Offsite Construction Strategy (GB ROCS)

Greater Boston ROCS

HUD PRO HOUSING GRANT OFFSITE
CONSTRUCTION STRATEGY

MAPC >> RESOURCES >> HOUSING >> HUD PRO HOUSING
GRANT OFFSITE CONSTRUCTION STRATEGY

About Working Groups Resources Get Involved

Resources

Exploration of the capacity of the Boston Metro Area to house a modular housing production company

About

MAPC was awarded a \$3M Housing and Urban Development (HUD) grant to develop a regional strategy for expanding offsite construction to accelerate housing production while creating good jobs in the region. Working with partner municipalities, state housing partners,

Project Updates

[Offsite Construction Level Setting white paper](#)

Housing Team Priorities and Projects

Policies and Advocacy in the works:

- 40Y Starter homes legislation
- Continued 3A work
- Seasonal Communities Designation
- Shared Housing Services Offices creation

Any Questions?

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Regional Housing and Land Use Planner II

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